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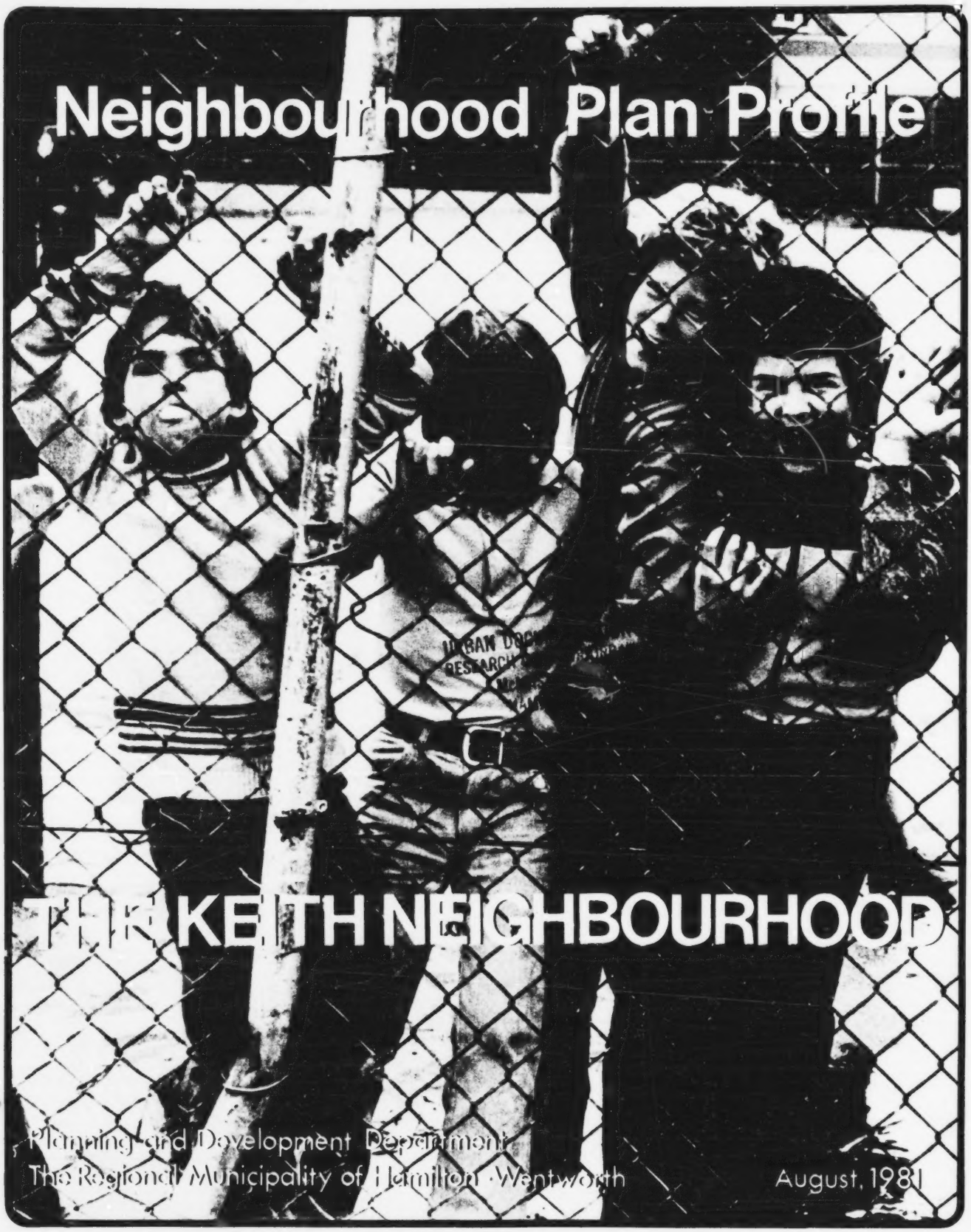
Neighbourhood Plan Profile



THE KEITH NEIGHBOURHOOD

Planning and Development Department
The Regional Municipality of Hamilton-Wentworth

August, 1981

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RESEARCH UNIT FOR URBAN STUDIES
McMASTER UNIVERSITY
HAMILTON, ONTARIO

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1. PURPOSE OF THE STUDY

THE PURPOSE OF THIS STUDY IS TO SHOW HOW THE NEIGHBOURHOOD PLAN PROCESS WORKS IN THE CITY OF HAMILTON*. THE KEITH NEIGHBOURHOOD** PLAN IS USED AS A CASE STUDY, BEING THE MOST RECENT PLAN TO HAVE IMPLEMENTING ZONING APPROVED.

* THE THEORY OF THE NEIGHBOURHOOD PLANNING PROCESS IS GIVEN IN THE DOCUMENT "NEIGHBOURHOOD PLANNING IN THE DEVELOPED AREAS", PLANNING AND DEVELOPMENT DEPARTMENT, REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH.

** APPENDIX A GIVES A LOCATION MAP.

WENTWORTH STREET NORTH

2. NEIGHBOURHOOD PLANS

THE CITY OF HAMILTON PREPARES TWO TYPES OF LAND-USE PLANS.

I. THE OFFICIAL PLAN;

II. NEIGHBOURHOOD PLANS (OR SECONDARY PLANS).

THE OFFICIAL PLAN,* FOR THE WHOLE CITY, CONSISTS OF A MAP AND WRITTEN TEXT OUTLINING GENERAL LAND USE POLICIES. IT IS A LEGAL DOCUMENT, APPROVED BY THE PROVINCE, AND MUST CONFORM TO THE REGIONAL OFFICIAL PLAN.** IT PROVIDES A GENERAL FRAMEWORK FOR NEIGHBOURHOOD PLANS.

THE NEIGHBOURHOOD PLAN COVERS A SMALL AREA, USUALLY DEFINED BY ARTERIAL ROADS, NATURAL FEATURES OR THE CITY BOUNDARY; THE PLAN CONSISTS OF A MAP SHOWING SPECIFIC LAND USES AND A TEXT WITH DETAILED WRITTEN POLICIES.*** THE NEIGHBOURHOOD PLAN MAP IS APPROVED BY THE COUNCIL AND THE TEXT IS PRESENTED TO THE PLANNING AND DEVELOPMENT COMMITTEE FOR INFORMATION. THE NEIGHBOURHOOD PLAN ITSELF IS NOT INCORPORATED INTO THE OFFICIAL PLAN BUT OFFICIAL PLAN AMENDMENTS MAY RESULT FROM THE NEIGHBOURHOOD PLAN PROCESS.

TOGETHER, THE OFFICIAL PLAN AND NEIGHBOURHOOD PLAN PROVIDE LAND-USE POLICIES FOR THE CITY OF HAMILTON. COUNCIL EVALUATES DEVELOPMENT PROPOSALS USING THESE POLICIES AS A GUIDE. SUBDIVISIONS, ZONING AND SITE PLAN CONTROL ARE USED TO ADMINISTER THE POLICIES.

* CITY OF HAMILTON OFFICIAL PLAN, AUGUST 1980 - $20
** REGIONAL HAMILTON-WENTWORTH OFFICIAL PLAN, JUNE 1980 - $20
*** KEITH NEIGHBOURHOOD PLAN - MAP AND TEXT INCLUDED IN APPENDIX B

FRANCIS STREET

3. THE KEITH NEIGHBOURHOOD

THE KEITH NEIGHBOURHOOD IS NOT A TYPICAL HAMILTON NEIGHBOURHOOD. FOR EXAMPLE, THE KEITH NEIGHBOURHOOD HAS 520 HOMES, A POPULATION OF 1750 PEOPLE AND AN AREA OF 45 ACRES, COMPARED TO AN AVERAGE DEVELOPED NEIGHBOURHOOD WHICH HAS 1750 HOMES, 5000 POPULATION AND IS 200 ACRES IN AREA.

THE KEITH NEIGHBOURHOOD IS A RESIDENTIAL ENCLAVE EMBEDDED IN AN INDUSTRIAL AREA. IT WAS BUILT IN THE EARLY 1900'S AS A PLACE FOR FACTORY WORKERS TO LIVE. LOW INCOME EARNERS, MAINLY OF BRITISH DESCENT, STILL LIVE IN THE PRIMARILY OWNER OCCUPIED HOUSING.

THE NEIGHBOURHOOD HAS ACUTE ENVIRONMENTAL PROBLEMS DUE TO THE INTERMINGLING OF HOUSING AND INDUSTRY (SEE LAND-USE PLAN APPENDIX C). RESIDENTS CONTEND WITH NOISE, AIR POLLUTION AND INDUSTRIAL TRAFFIC; INDUSTRIES FIND EXPANSION EXPENSIVE WHERE HOMES HAVE TO BE PURCHASED. HOWEVER, THE AREA HAS GOOD NEIGHBOURHOOD SERVICES, E.G. SCHOOLS, CHURCH, STORES, PARK AND EVEN A TAVERN.

OTIS ELEVATOR

4. BACKGROUND TO THE KEITH NEIGHBOURHOOD PLAN

THE HEAVY INDUSTRIAL AREA FRONTING ON TO HAMILTON HARBOUR CONTAINS 9 "ENCLAVES" OF HOUSING. (SEE APPENDIX A). ALL THE ENCLAVES EXCEPT ONE (THE McANULTY ENCLAVE) HAVE BEEN ZONED AND DESIGNATED IN THE OFFICIAL PLAN FOR INDUSTRY SINCE THE EARLY 1950's. IT WAS HOPED THAT OVER TIME, THE RESIDENTIAL ENCLAVES WOULD BE CONVERTED TO INDUSTRIAL USE. THIS HAS HAPPENED ONLY SLOWLY, DUE MAINLY TO THE HIGH COST OF BUYING HOUSING FOR INDUSTRIAL LAND. TODAY SOME 1700 HOMES REMAIN IN THE ENCLAVES.

THE REVIEW OF THE RESIDENTIAL ENCLAVES* EVALUATED THE NINE ENCLAVES AND CONCLUDED THE KEITH AREA SHOULD BE RETAINED AS A MIXED USE NEIGHBOURHOOD. THE PLANNING AND DEVELOPMENT COMMITTEE (A COMMITTEE OF COUNCIL COMPRISING NINE LOCAL POLITICIANS) AUTHORISED THE PREPARATION OF A NEIGHBOURHOOD PLAN. A FLOW CHART OF THE NEIGHBOURHOOD PLAN PROCESS IS SHOWN IN APPENDIX K.

* REVIEW OF THE RESIDENTIAL ENCLAVES, 1977 - PLANNING AND DEVELOPMENT DEPARTMENT, REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH - $2.

DOUGLAS STREET PARK

5. SURVEYS AND ANALYSIS

A SIMPLE HOUSEHOLD QUESTIONNAIRE (SEE APPENDIX D) HAD BEEN DELIVERED BY HAND TO EACH HOUSE AS PART OF THE REVIEW OF THE RESIDENTIAL ENCLAVES STUDY. THE MAIN PURPOSE OF THE SURVEY WAS TO DETERMINE HOW RESIDENTS FELT ABOUT THEIR NEIGHBOURHOOD, AND ITS FUTURE (SEE APPENDIX E).

A BUSINESS QUESTIONNAIRE HAD BEEN MAILED OUT AS PART OF THE REVIEW OF THE RESIDENTIAL ENCLAVES BUT MORE DETAILED DATA WAS GATHERED FROM THE 27 INDUSTRIES AND 6 COMMERCIAL ENTERPRISES BY PERSONAL INTERVIEW.

THE FOLLOWING ADDITIONAL INFORMATION WAS COLLECTED THROUGH SITE INSPECTION.

I. BUILDING CONDITIONS
- GOOD
- FAIR
- MAINTENANCE NEEDED
- REPAIRS NEEDED
- STRUCTURE UNSOUND

II. GREEN AREAS
- SMALL TREES
- MEDIUM TREES
- LARGE TREES
- PLAY AREAS
- GREEN AREAS - BOULEVARDS, ETC.

III. STREET AND SIDEWALK CONDITION
- NEW
- FAIR
- CRACKED AND PATCHED

CLARK STREET

iv. Parking Restrictions

v. Parked Cars

vi. Noise Survey
- Noisy Streets
- Major Noise Source
- Minor Noise Source
(supplemented by Ministry of Environment readings)

Information was also gathered on population, educational facilities, the church and the neighbourhood association.

Park needs were analysed using the Official Plan standards as a basis.

COMMENT

The information provided by the Review of the Residential Enclaves questionnaire, was adequate for neighbourhood plan purposes. Normally a more detailed questionnaire is sent*. The response rate of 37% for the Keith section of the enclaves study questionnaire compared with the more usual 20-25% return for other neighbourhood questionnaires.

The small size of the area aided collection in greater detail than is usual for other neighbourhoods. However, it is felt that detailed information was necessary to resolve the intricate problems of the Keith Neighbourhood.

* Appendix F shows the Creighton Neighbourhood questionnaire.

DOUGLAS STREET
REAR ALLEY

6. BACKGROUND REPORT

TWO OFFICE COPIES OF A BACKGROUND REPORT WERE PREPARED AFTER THE NEIGHBOURHOOD PLAN WAS COMPLETE. THE REPORT CONTAINED DETAILS OF ALL SURVEYS, ANALYSES AS WELL AS RECORDS OF MEETINGS NEWSLETTERS AND OTHER BACKGROUND DATA. SOME OF THE SURVEYS AND ANALYSES WERE CARRIED OUT WHILE THE NEIGHBOURHOOD MEETINGS WERE IN PROCESS.

COMMENT

USUALLY BACKGROUND REPORTS ARE MADE AVAILABLE BEFORE THE NEIGHBOURHOOD MEETINGS START.

IN THE CASE OF THE KEITH NEIGHBOURHOOD, COMMITTEE MEMBERS HAD A CHANCE TO DIRECT THE TYPE OF INFORMATION THEY REQUIRED. PRODUCING A COMPREHENSIVE REPORT CONTAINING BOTH SURVEYS AND THE PROCESS WAS USEFUL FOR PREPARATION OF EVIDENCE FOR THE ONTARIO MUNICIPAL BOARD HEARINGS.

RESIDENTS MEETING

7. NEIGHBOURHOOD COMMITTEE

THE NEIGHBOURHOOD COMMITTEE CONSISTED OF RESIDENTS AND BUSINESSMEN DRAWN FROM THE NEIGHBOURHOOD, TOGETHER WITH THE TWO WARD ALDERMEN AND TWO MEMBERS OF THE PLANNING STAFF. PLANNING DEPARTMENT STAFF ACT AS CHAIRMAN AND SECRETARY. ONLY RESIDENTS AND BUSINESS MEMBERS OF THE COMMITTEE HAD VOTING POWERS.

EIGHT RESIDENTS AND THREE BUSINESS PEOPLE ORIGINALLY RESPONDED TO A NEWSLETTER INVITATION TO SERVE ON THE NEIGHBOURHOOD COMMITTEE. AFTER THE FIRST MEETING, THE COMMITTEE WAS EXPANDED BY PERSONAL RECOMMENDATIONS FROM THE COMMITTEE. MORE BUSINESS PEOPLE AND THE SCHOOL COMMUNITY WORKER WERE RECRUITED FOR A TOTAL OF 17 MEMBERS.

DETAILS OF THE MEETINGS ARE SHOWN IN APPENDIX G. MEETINGS WERE PRINCIPALLY HELD IN THE LOCAL SCHOOL, ALTHOUGH TWO OF THE LATTER MEETINGS WERE HELD IN CITY HALL FOR CONVENIENCE OF TRANSPORTING LARGE VOLUMES OF MATERIAL.

COMMENT

THE COMMITTEE APPROACH HAS BEEN A KEY PART IN THE NEIGHBOURHOOD PLANNING PROCESS FOR DEVELOPED NEIGHBOURHOODS IN HAMILTON SINCE THE EARLY 1970's. THE METHOD HAS RECENTLY BEEN EXTENDED TO THE PREPARATION OF THE CITY OF HAMILTON CENTRAL AREA PLAN.*

IN THEORY A REPRESENTATIVE GROUP FROM THE NEIGHBOURHOOD WORKS WITH POLITICIANS AND PLANNERS TO PREPARE A DRAFT PLAN. LOCAL KNOWLEDGE AND OBJECTIVES OF THE NEIGHBOURHOOD CAN THEN BE MARRIED WITH AREA-WIDE AND CITY-WIDE CONCERNS INTERPRETED BY POLITICIANS AND PLANNERS.

* CENTRAL AREA PLAN, CITY OF HAMILTON, NOVEMBER 1980 - PLANNING AND DEVELOPMENT DEPARTMENT, REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

EMERALD STREET

INVOLVEMENT IN THE PLANNING PROCESS FROM THE BEGINNING ALLOWS THE NEIGHBOURHOOD TO SHAPE ITS OWN FUTURE AND FOSTERS COMMITMENT AND SUPPORT FOR A PLAN.

IN THE CASE OF THE KEITH COMMITTEE, THE THEORY SEEMED TO WORK. THERE WAS GIVE AND TAKE BETWEEN THE TWO GROUPS - RESIDENTS AND BUSINESS PEOPLE AND CONSENSUS WAS ACHIEVED ON ALL BUT ONE ISSUE. IN THE ONE CASE A COMPROMISE WAS REACHED.

COMMITTEE MEMBERS WERE MORE EASY TO OBTAIN THAN IN OTHER NEIGHBOURHOODS WHERE THE LAND-USE ISSUES ARE NOT SO SPECIFIC. AS WITH MANY COMMITTEES, THERE WAS A CORE OF PEOPLE WHO ATTENDED REGULARLY AND FRINGE MEMBERS WHO ATTENDED ONCE OR TWICE OR NOT AT ALL.

THE RESIDENT MEMBERS GENERALLY HAD TROUBLE COMING TO GRIPS WITH THE NEIGHBOURHOOD PLAN CONCEPT, COMPLEXITIES OF ZONING AND OTHER GOVERNMENTAL WORKINGS. HOWEVER, THE SCHOOL BASED COMMUNITY COORDINATOR HAD A DEEP UNDERSTANDING OF THE PROBLEMS AND WAS ABLE TO HELP THE RESIDENTS BY ASKING SEARCHING QUESTIONS AND PROVIDING CONSTRUCTIVE IDEAS. THE WARD ALDERMEN WERE ALSO KEENLY AWARE OF THE NEIGHBOURHOOD PROBLEMS AND WERE ABLE TO STEER THE PROCEEDINGS TOWARDS OPTIMUM SOLUTIONS FOR BUSINESS AND RESIDENTS. THE ALDERMEN ALSO USED THEIR CONSIDERABLE EXPERIENCE OF LOCAL GOVERNMENT TO FIELD QUESTIONS AND DIRECT THE DAY-TO-DAY PROBLEMS TO THE APPROPRIATE BODIES. THE MAJOR ROLE OF THE COMMITTEE WAS TO PREPARE AN ADVISORY PLAN, BUT AS WITH MANY NEIGHBOURHOOD COMMITTEES, CONSIDERABLE TIME WAS SPENT ON PROBLEMS PERIPHERAL TO A NEIGHBOURHOOD PLAN, E.G. VANDALISM AND POLLUTION CONTROL.

KEITH STREET

8. NEWSLETTERS

THE NEWSLETTERS WERE KEPT AS SHORT AND SIMPLE AS POSSIBLE AND PLANNING JARGON WAS AVOIDED. THE NEWSLETTERS WERE SOMETIMES REPETITIVE IN ORDER TO REINFORCE A POINT.

HAND DELIVERY BY DEPARTMENT STAFF HAD THE ADVANTAGES OF BEING BOTH CHEAPER AND MORE RELIABLE THAN THE POSTAL SYSTEM. (HAND DELIVERY BY THE PRIVATE SECTOR HAS PROVED UNRELIABLE IN THE PAST).

THE PLANNING DEPARTMENT CAN VOUCH FOR DELIVERY WHEN RESIDENTS SAY, AS THEY OFTEN DO, THAT THEY DID NOT RECEIVE INFORMATION. THE PLANNING DEPARTMENT IS ABLE TO KEEP A HIGH PROFILE IN THE AREA BY MEETING PEOPLE ON THE STREETS.

COMMENT

THE NEWSLETTERS KEPT THE NEIGHBOURHOOD INFORMED, GENERATED INTEREST IN THE NEIGHBOURHOOD PLAN AND GAVE AN IDENTITY TO THE AREA*.

* THE KEITH NEIGHBOURHOOD (HAMILTON), THE STUDY OF A MIXED USE NEIGHBOURHOOD. UNPUBLISHED MAJOR PAPER - G. OSBALDESTON, 1979.

PUBLIC MEETING

9. PUBLIC MEETING

THE PLANNING AND DEVELOPMENT COMMITTEE AUTHORISED A PUBLIC MEETING TO DISCUSS THE PROPOSED PLAN IN THE FORM RECOMMENDED BY THE NEIGHBOURHOOD COMMITTEE. THE PUBLIC MEETING WAS ADVERTISED BY A NEWSLETTER CUM POSTER (SEE APPENDIX I). THE NOTICE WAS CIRCULATED TO OWNERS AND TENANTS IN OR ADJACENT TO THE KEITH NEIGHBOURHOOD. THE NEWSLETTER OF THE ROBERT LAND PARENTS' ASSOCIATION AUGMENTED THE PUBLICITY. THERE WAS NO NEWSPAPER ADVERTISING.

OVER 250 PEOPLE WERE ADDRESSED BY THE CHAIRMAN OF THE MEETING, THE WARD ALDERMAN FROM THE PLANNING COMMITTEE AND BY PLANNING DEPARTMENT STAFF. THE PROPOSED NEIGHBOURHOOD PLAN AND POSSIBLE ZONING CHANGES WERE PRESENTED AND THE MEETING WAS THEN OPENED UP FOR QUESTIONS AND COMMENTS. OVER HALF THE PARTICIPATION FROM THE AUDIENCE WAS ON ISSUES NOT DIRECTLY CONCERNED WITH THE NEIGHBOURHOOD PLAN, E.G. PERMIT PARKING, AIR POLLUTION AND TAX ASSESSMENT. A SHOW OF HANDS RECORDED ONLY HALF A DOZEN PEOPLE OPPOSED TO THE GENERAL CONCEPT OF CHANGING THE PROPOSED USE OF THE AREA FROM INDUSTRIAL TO RESIDENTIAL.

WRITTEN COMMENTS ON THE NEIGHBOURHOOD PLAN WERE REQUESTED TO BE SUBMITTED TO THE PLANNING DEPARTMENT WITHIN 30 DAYS. STAMPED, ADDRESSED ENVELOPES WERE AVAILABLE.

THE MEETING WAS INFORMED THAT ALL THOSE WHO MADE SUBMISSIONS WOULD BE INVITED TO THE PLANNING AND DEVELOPMENT COMMITTEE WHEN THE PLAN WAS REVIEWED. OTHER PEOPLE REQUESTING NOTIFICATION WOULD ALSO BE INVITED TO THE PLANNING AND DEVELOPMENT COMMITTEE WHERE THERE IS AN OPPORTUNITY TO MAKE ORAL PRESENTATIONS.

ROBERT LAND
CREATIVE PLAYGROUND

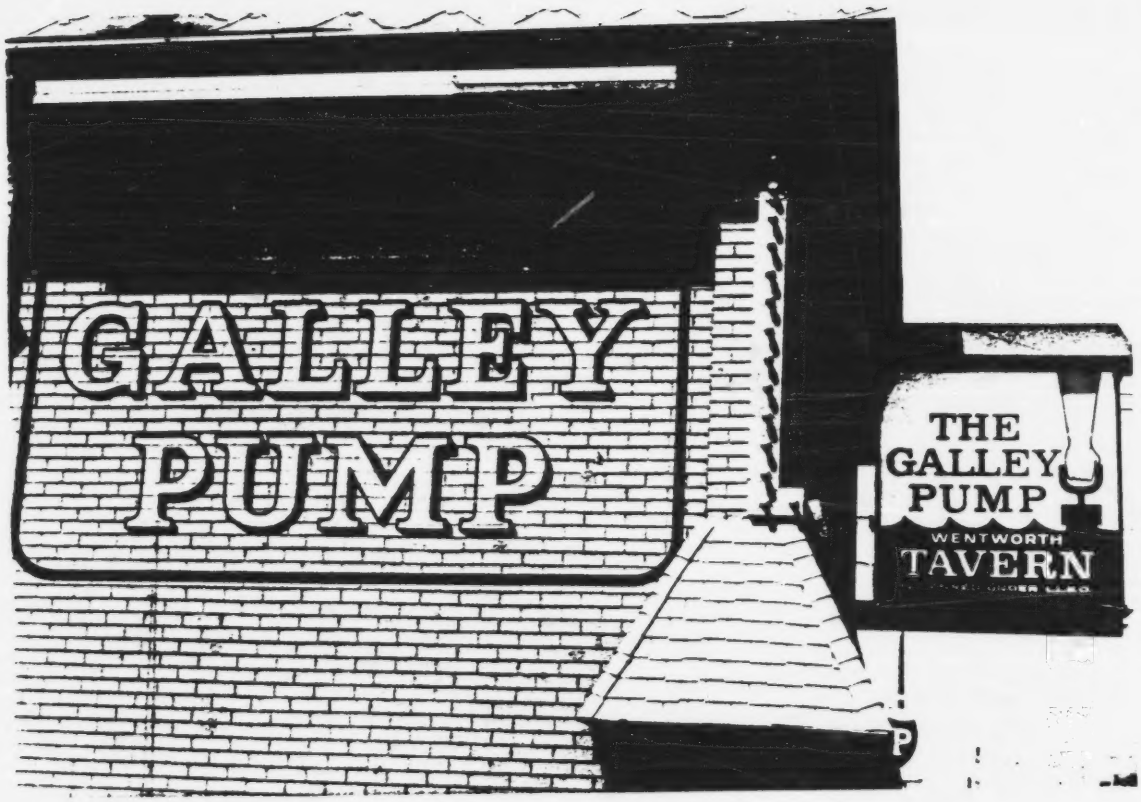
COMMENT

THE PUBLIC MEETING DREW AN UNPRECEDENTED NUMBER OF PEOPLE. NORMALLY ONLY ABOUT 1 PERSON IN 25 ATTENDS SUCH A PUBLIC MEETING, WHEREAS THE FIGURE FOR THE KEITH MEETING WAS 1 PERSON IN 7.

THE READILY IDENTIFIABLE PROBLEMS OF THE AREA CLEARLY HELPED THE GOOD ATTENDANCE. ROBERT LAND ASSOCIATION, REALISING A SHOW OF SUPPORT WOULD HELP THE PLAN, ALSO ENCOURAGED THE NEIGHBOURHOOD TO TURN OUT. THE OVERWHELMING VOTE IN SUPPORT OF THE PLAN WAS REPEATEDLY USED TO STEER THE PLAN TOWARDS ADOPTION AND IMPLEMENTATION. CONFRONTATION AT THE MEETING WAS AVOIDED BY TAKING COMMENTS "UNDER ADVISEMENT" RATHER THAN DEBATING THE ISSUES.

THE PUBLIC MEETING WENT RELATIVELY SMOOTHLY BUT IT WAS FOUND AFTERWARDS THAT MANY PEOPLE COULD NOT COMPREHEND EITHER THE SUBSTANCE OF THE PROCESS OF THE NEIGHBOURHOOD PLAN OR ZONING. SOMEHOW PLANNERS HAVE TO CONVEY A CLEARER MESSAGE, POSSIBLY WITH MORE VISUAL AIDS.

THE DEPARTMENT HAS RECENTLY BEEN EXPERIMENTING WITH OPEN HOUSE FORUMS TO REPLACE THE PUBLIC MEETING. PUBLIC MEETINGS HAD TENDED TO ENCOURAGE CONFRONTATION AND IT WAS FELT THAT ONLY A FEW PEOPLE WERE ABLE TO PARTICIPATE. OPEN HOUSES USUALLY INVOLVE A DISPLAY MANNED BY POLITICIANS AND PLANNERS. VISITORS CAN SPEAK ON A ONE TO ONE BASIS IN A RELAXED ATMOSPHERE. THE DEPARTMENT HAS FOUND THAT OPEN HOUSES NEED MORE PREPARATION AND MORE PLANNER TIME, THAT THE SAME INFORMATION HAS TO BE REPEATED MANY TIMES AND THAT ONLY RELATIVELY SMALL NUMBER OF PEOPLE CAN BE HANDLED. A COMPROMISE HAVING AN INITIAL PRESENTATION AND THEN BREAKING INTO GROUPS, SEEMS TO WORK BETTER. OF COURSE, EVERY SITUATION REQUIRES A TAILOR-MADE PUBLIC PARTICIPATION PROGRAM.



WENTWORTH STREET NORTH

10. APPROVAL OF THE PLAN

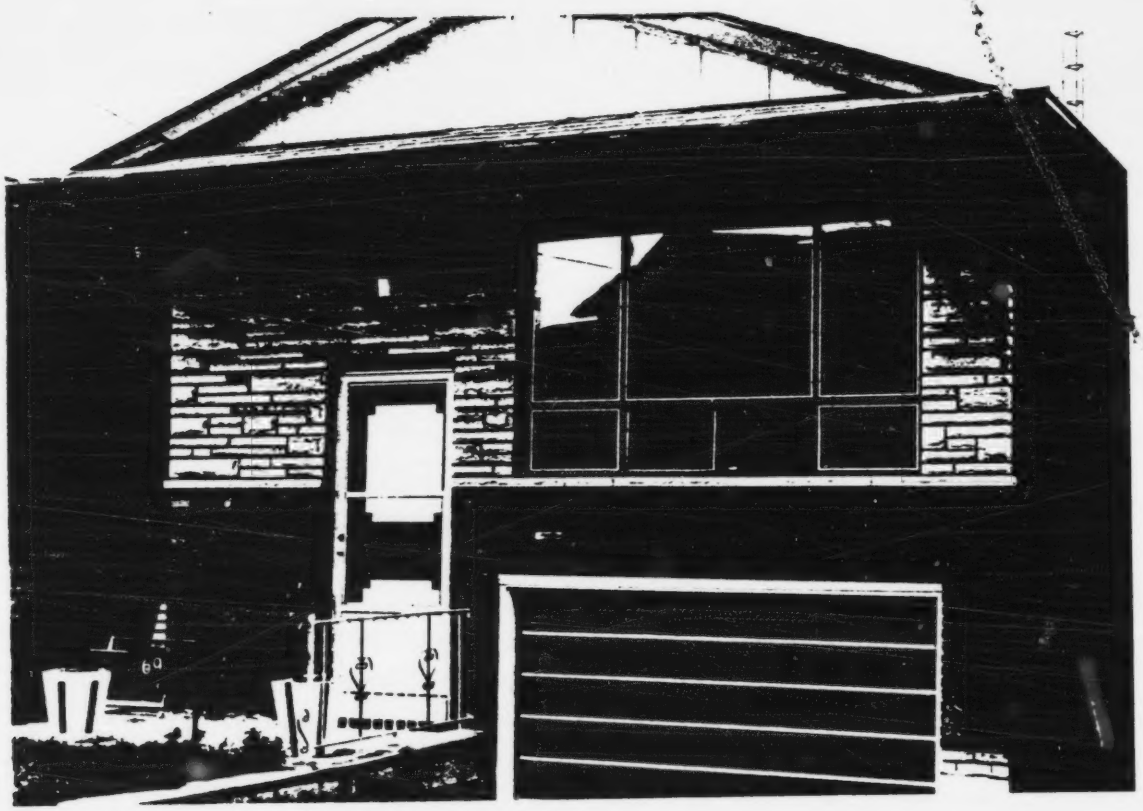
OF THE 26 WRITTEN SUBMISSIONS RECEIVED AS A RESULT OF THE PUBLIC MEETING, 18 SUPPORTED THE PLAN, 7 HAD SPECIFIC CONCERNS AND 1 OPPOSED THE PLAN*. THE SUBMISSIONS WERE REVIEWED ALONG WITH COMMENTS FROM CITY HALL DEPARTMENTS AND OTHER AGENCIES BY THE PLANNING DEPARTMENT. TWO SIGNIFICANT CHANGES WERE RECOMMENDED BY THE DEPARTMENT WITHOUT BEING REFERRED BACK TO THE GENERAL PUBLIC. THE GENERAL PUBLIC HAS A CHANCE TO COMMENT ON THE CHANGES ONLY IF THEY APPEAR BEFORE THE PLANNING AND DEVELOPMENT COMMITTEE IN THE REVIEW OF SUBMISSIONS.

THE CHANGES RESOLVED TWO OF THE OBJECTIONS. FOUR OTHER OBJECTIONS WERE TAKEN CARE OF THROUGH SPECIAL MEANS AND TWO OBJECTIONS WERE OVERRIDDEN. THE PLAN, AS MODIFIED, WAS RECOMMENDED FOR APPROVAL BY THE PLANNING AND DEVELOPMENT COMMITTEE AND LATER APPROVED BY COUNCIL. THE CITY OF HAMILTON GENERALLY RESOLVES ISSUES AT THE COMMITTEE LEVEL THUS AVOIDING PRESENTATIONS DIRECTLY TO COUNCIL.

COMMENT

A NUMBER OF FACTORS PAVED THE WAY FOR APPROVAL OF THE PLAN. STRONG SUPPORT FROM THE WARD ALDERMAN AND THE ROBERT LAND PARENTS' ASSOCIATION GAVE RISE TO GROUNDSWELL OF PUBLIC OPINION IN FAVOUR OF THE PLAN. A NUMBER OF COUNCIL MEMBERS HAD SERIOUS DOUBTS ABOUT THE WISDOM OF THE PLAN BUT THE DEGREE OF PUBLIC SUPPORT AND THE VERY SLOW RATE OF CONVERSION FROM RESIDENTIAL TO INDUSTRIAL CONVINCED THEM EITHER TO SUPPORT THE PLAN OR NOT TO OPPOSE IT.

* SEE KEITH NEIGHBOURHOOD PROPOSED PLAN, SEPTEMBER, 1978 - $2



BURTON STREET

THE DEGREE OF CONSENSUS ACHIEVED WAS SURPRISING CONSIDERING THE OPPOSING PERSPECTIVES OF INDUSTRY AND RESIDENTS. THE PUBLIC PARTICIPATION PROCESS HELPED TO BRING THE TWO SIDES TOGETHER BUT MUCH DEPENDED ON THE READINESS OF THOSE INVOLVED TO ACT FOR THE OVERALL GOOD OF THE NEIGHBOURHOOD.

ADOPTION OF THE PLAN WAS A MAJOR STEP FORWARD BUT IMPLEMENTATION OF THE PLAN THROUGH OFFICIAL PLAN AMENDMENT AND ZONING ARE THE REAL TEST.

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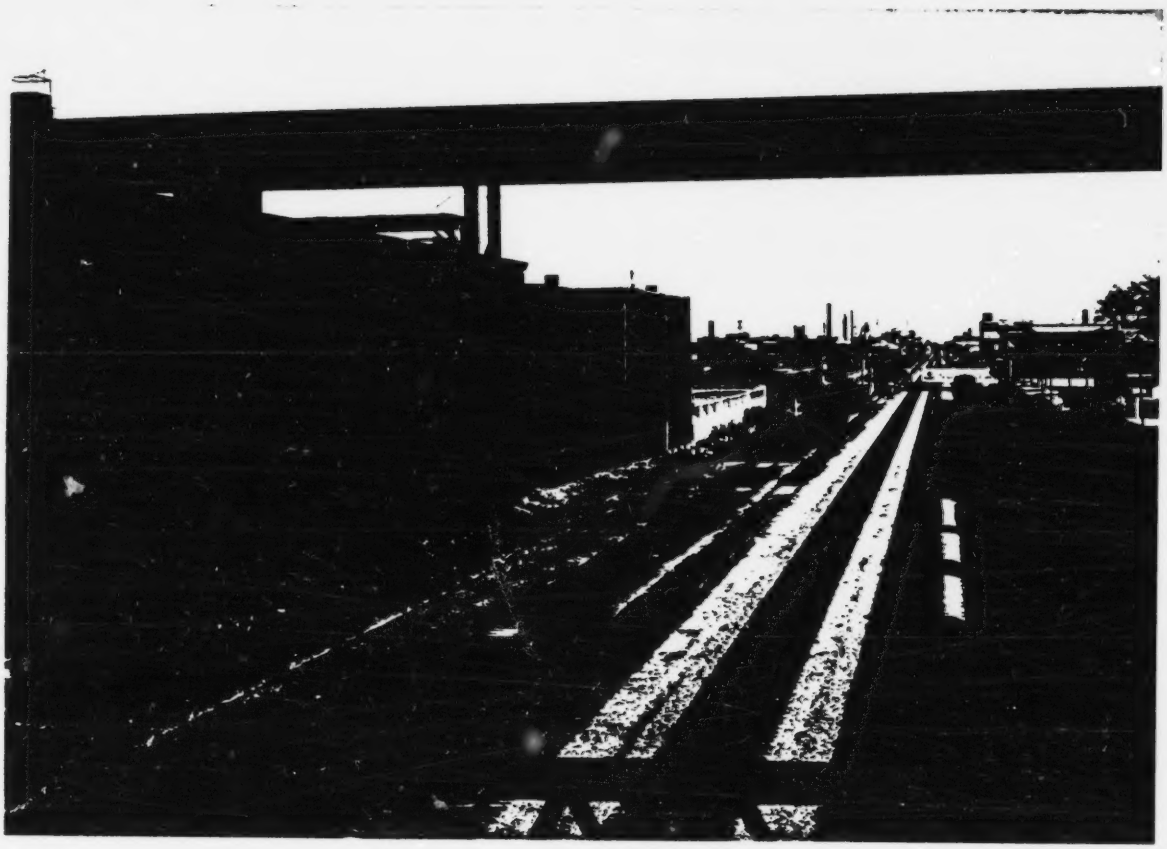


ALLAN CANDY CO., AND CN RAIL

11. THE OFFICIAL PLAN AMENDMENT

THE OFFICIAL PLAN AMENDMENT CONSISTED OF GENERAL LAND USES BASED ON THE NEIGHBOURHOOD PLAN AND SPECIAL POLICIES WHICH APPLIED TO THE KEITH NEIGHBOURHOOD ONLY.* THE NEIGHBOURHOOD PLAN ITSELF DOES NOT BECOME PART OF THE OFFICIAL PLAN.

NO FURTHER PUBLIC MEETINGS WERE HELD AND NO FURTHER NOTICES GIVEN PRIOR TO COUNCIL ADOPTING THE OFFICIAL PLAN AMENDMENT BY BY-LAW AND SUBMITTING IT TO THE PROVINCE. NO OBJECTIONS FROM THE PUBLIC WERE RECEIVED. INITIALLY THE PROVINCIAL MINISTRY OF ENVIRONMENT AND PROVINCIAL MINISTRY OF INDUSTRY AND TOURISM OPPOSED THE WHOLE PLAN ON THE GROUNDS THAT LAND USE CONFLICT WOULD BE INCREASED AND LAND FOR INDUSTRIAL PURPOSES WOULD BE STERILIZED. AFTER MEETINGS BETWEEN THE MINISTRIES AND THE PLANNING DEPARTMENT, A COMPROMISE WAS WORKED OUT WHEREBY THE OFFICIAL PLAN AMENDMENT WOULD NOT BE OBJECTED TO PROVIDED A KEY POLICY WAS DELETED,** AND CITY COUNCIL PASS A RESOLUTION SAYING THAT IN THE LONG RUN THE KEITH NEIGHBOURHOOD WOULD REVERT TO OTHER THAN RESIDENTIAL USES.

THE OFFICIAL PLAN AMENDMENT WAS APPROVED BY THE MINISTRY OF HOUSING*** WITH THE MODIFICATION TO DELETE THE BUFFER POLICY.

COMMENT

OPPOSITION, WHICH STEMMED FROM THE MINISTRY OF THE ENVIRONMENT WAS NOT ENTIRELY EXPECTED. THE MINISTRY OF THE ENVIRONMENT HAD PREVIOUSLY SUPPORTED A SIMILAR OFFICIAL

* SEE APPENDIX J

** THE POLICY RESTRICTING THE LEAST COMPATIBLE INDUSTRIAL USES FROM LOCATING WITHIN 1/4 MILE OF THE PROPOSED RESIDENTIAL DESIGNATION.

*** SEE APPENDIX L FOR OFFICIAL PLAN AMENDMENT PROCESS.

ST. DAVID'S CHURCH

PLAN AMENDMENT FOR THE McANULTY NEIGHBOURHOOD, ANOTHER ENCLAVE WHICH HAD GREATER PROBLEMS OF NOISE AND AIR POLLUTION. ALSO, THE MINISTRY OF THE ENVIRONMENT, HAD BEEN DRAWN INTO THE PROCESS THROUGHOUT AND HAD IN FACT ORIGNIALLY SUGGESTED THE 1/4 MILE SET BACK.

THE DELETION OF THE 1/4 MILE SET BACK IN THE OFFICIAL PLAN DOVETAILED WITH EVENTS TAKING PLACE IN THE ZONING PROCESS. THE APPROVAL OF THE OFFICIAL PLAN AMEDNMENT BY THE PROVINCE ALSO FITTED IN NICELY WITH THE ZONING PROCESS - THE AMENDMENT WAS APPROVED THREE WEEKS BEFORE THE O.M.B., HEARING ON THE ZONING.

ST. EMERIC'S SEPARATE SCHOOL

12. ZONING

THE RESOLUTION TO PREPARE THE IMPLEMENTING ZONING BY-LAW WAS ADOPTED BY COUNCIL AND THE BY-LAW CIRCULATED TO ALL PROPERTY OWNERS WITHIN 400 FEET OF THE AREA AFFECTED IN ACCORDANCE WITH ONTARIO MUNICIPAL BOARD (OMB) GUIDELINES.

THE BY-LAW RECEIVED 21 OBJECTIONS, ALL FROM THE BUSINESS SECTOR. HOWEVER, ONLY FIVE OBJECTIONS CONCERNED THE KEITH NEIGHBOURHOOD ITSELF. THE REMAINDER RELATED TO THE 1/4 MILE SET BACK POLICY. THE SIGNIFICANT NUMBER OF OBJECTIONS PROMPTED COUNCIL TO REFER THE BY-LAW BACK TO THE PLANNING AND DEVELOPMENT COMMITTEE. THE SECOND ZONING BY-LAW AFFECTED ONLY THE KEITH NEIGHBOURHOOD AND WAS MODIFIED TO INCORPORATE TWO OF THE CONCERNS OF THE ORIGINAL OBJECTORS.

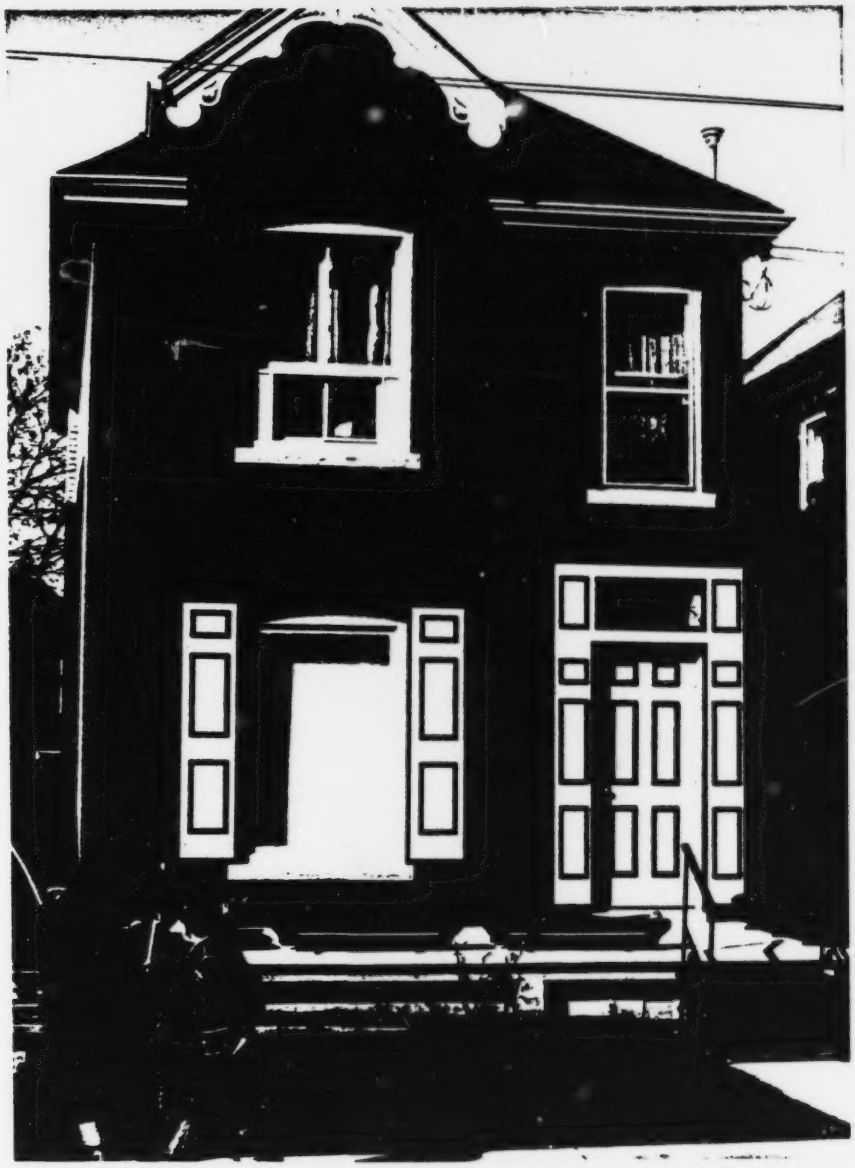
THE SECOND BY-LAW RECEIVED THREE OBJECTIONS BUT ONLY TWO OBJECTORS APPEARED AT THE OMB HEARING. THE OMB DISMISSED ONE OBJECTION AND DEFERRED THE SECOND FOR COUNCIL ACTION. THE REMAINDER OF THE BY-LAW WAS APPROVED BY THE OMB WITHOUT APPEAL TO CABINET*. A FLOW CHART OF THE ZONING PROCESS IS SHOWN IN APPENDIX M.

COMMENT

THE FIRST ZONING BY-LAW WAS DEFEATED BECAUSE THOSE AFFECTED BY THE 1/4 MILE SET BACK HAD NOT BEEN INVOLVED IN THE PREPARATION OF THE NEIGHBOURHOOD PLAN. HOWEVER, IT IS UNLIKELY THAT THE 1/4 MILE SET BACK WOULD HAVE SUCCEEDED EVEN WITH INVOLVEMENT OF THOSE AFFECTED IN THE NEIGHBOURHOOD PLAN PROCESS.

THE OMB HEARING OFFICER SAID HE WAS ASTONISHED TO FIND SO FEW OBJECTIONS FOR SUCH A MAJOR ZONING CHANGE. HOWEVER, THE BY-LAW DID NOT INCLUDE ONE IMPORTANT REZONING WHICH HAD

* APPENDIX N GIVES THE APPROVED BY-LAW.



FRANCIS STREET

BEEN DELETED BY THE PLANNING AND DEVELOPMENT COMMITTEE AFTER REVIEWING THE OBJECTIONS TO THE FIRST BY-LAW.

13. EPILOGUE

THE KEITH NEIGHBOURHOOD PLAN AND SUBSEQUENT OFFICIAL PLAN AMENDMENT AND ZONING WOULD PROBABLY NOT HAVE SURVIVED THE POLITICAL PROCESS WITHOUT INTENSIVE PUBLIC PARTICIPATION.

THE ZONING HAS BEEN IN FORCE OVER A YEAR WITHOUT ANY PROPOSED CHANGES. FURTHER DETERIORATION OF THE RESIDENTIALLY ZONED AREAS HAS BEEN PREVENTED AND THE RESIDENTIAL PART OF THE NEIGHBOURHOOD HAS PROTECTION AGAINST HEAVY INDUSTRY SETTING UP IN SOME OF THE ADJACENT AREAS.

THE NEIGHBOURHOOD PEOPLE HAD NOT REALISED THE IMPLICATIONS OF REMOVING THE PROPOSED BUFFER AROUND THEIR AREA UNTIL THEY WERE THREATENED WITH HEAVY INDUSTRY SETTING UP ON THEIR DOORSTEP. A STUDY BY THE PLANNING DEPARTMENT TO PROVIDE ALTERNATIVE BUFFERING POLICIES HAS BEEN INITIATED BY CONCERNED CITIZENS IN THE KEITH NEIGHBOURHOOD.

14 APPENDICES

A) Keith Neighbourhood Location Map
B) Keith Neighbourhood Plan
C) Keith Neighbourhood Existing Land Use
D) Residential Enclaves - Questionnaire
E) Summary of Residential Enclave Questionnaire Results
F) Questionnaire-Creighton Neighbourhood
G) List of Neighbourhood Committee Meetings
H) List of Newsletters
I) Example of Newsletters
J) Official Plan for the Keith Neighbourhood
K) Neighbourhood Plan Flow Chart
L) Official Plan Flow Chart
M) Zoning Flow Chart
N) Zoning for the Keith Neighbourhood.

HEAVY INDUSTRIAL AREA
2500 acres

LAND
243 houses
22 acres

ALPHA
149 houses
12 acres

KEITH

KEITH (Resid.)
393 houses
32 ac.

KEITH (Ind.)
134 houses
11 acres

18 houses
1 acre

BIGGAR
C.N.R.

LEEDS
28 houses
3 acres

ROWANWOOD
362 houses
34 acres

STAPLETON
14 houses
1 acre

BEATTY
24 houses
2 acres

Mc ANULTY
336 houses
35 acres

DOWNTOWN

Legend
Residential
Industry
Clearance
Heavy Industry Boundary

N

SCALE 1" = 1600'
1000 0 500 1000 2000 3000

LOCATIONAL PLAN
RESIDENTIAL ENCLAVE PROPOSALS
APPENDIX A

K E I T H A R E A

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NEIGHBOURHOOD PLAN AND PROGRAM

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KEITH AREA

NEIGHBOURHOOD PLAN AND PROGRAM

Introduction

The Keith Area is a home for about 500 families. The typical character of the area is provided by the many compact rows of two storey detached dwellings built on narrow lots. The community is served by a public school, a separate school, a church, stores, a tavern, a small play lot, and a creative playground. The area is entirely surrounded by industrial uses and has industrial uses scattered within it.

When the area was built, in the early 1900's, the proximity of housing to jobs was of great importance; park space was a luxury. Our standards have changed. We now feel that better living conditions should be provided by separating industry and housing, and by providing readily accessible park space to everyone. The Keith Area residents have to contend with noise, smells, unclean air, traffic from industry, and unsightly appearances. Keith Area businesses have to contend with residential traffic, vandalism and the high cost of buying houses for industrial expansion. However, the convenience of proximity between housing and work still exists.

The facilities and services in the Keith Area are not comparable with those in the more recently developed areas. Conversely the area provides low cost housing.

The Keith Area is almost the opposite of a planner's textbook neighbourhood. However, in the foreseeable future, it does not appear economically possible for either industry or municipal government to convert the area either to wholly residential or wholly industrial use. Moreover, it appears that the majority wish of both residents and industries is to remain in the area. The Keith Area therefore needs to be planned as a mixed residential and industrial area reducing the incompatible land use aspects to a minimum. A stable future for the area will encourage citizens to improve their properties and Council to upgrade their services.

1 LAND USE

Discussion

It has been concluded that the Keith Area will have both a residential and industrial content for the foreseeable future. Land use principles should therefore be applied to minimize any conflicts which exist and which may occur. It is with the following policies in mind that the designations on the land use plan were proposed.

Objective

The land use plan and policies will provide a relatively good environment for people living in the area and for businesses to thrive.

Policy

a) that the better housing and better residential environments be retained and enhanced.

b) that allowance be made for existing industries to expand and other industries to locate or relocate.

c) that buffers comprising open space, restricted industrial or restricted residential be provided between general industry and general residential uses.

d) that wherever practicable, industrial and residential traffic should be kept separate.

e) that a residential environment be maintained for safety purposes both around the schools and from the core of the Keith Area to Victoria Avenue.

f) that parks should be provided at least 1/2 acre per 1,000 population.

g) that industries which may have a substantial detrimental effect on housing or other industry not be permitted within 1/4 mile of residential designation in the neighbourhood plan.

h) that the industries which have a substantially detrimental effect on housing or other industry be encouraged to improve their environmental performance or eventually be phased out.

i) that residential designations should permit single, semi-detached and row house dwellings on lots of a similar size to existing residential lots.

j) that new buildings within the restricted residential designation of the neighbourhood plan be designed to minimize the impact of existing or proposed industrial uses by:

   i) Orientation, e.g. having garages, bathrooms, etc., facing industry so that the main rooms are quieter and that a lesser window area is available for noise penetration.

   ii) building construction which reduces noise penetration, e.g. brick veneer construction or double studs and double insulation.

   iii) air conditioning to avoid open windows which leads to penetration of noise and polluted air, e.g. central air conditioning, furnace cooling fan or inlet and damper.

k) that new buildings within the restricted residential designation be encouraged to be of the row type to provide a continuous noise buffer to the interior of the neighbourhood.

l) that new buildings within the restricted industrial designation of the neighbourhood plan shall be environmentally compatible with adjacent residential or public use areas.

m) that as many residential units as possible be retained to make the area viable in terms of support for schools, stores, open space and other services and facilities.

2. MAINTENANCE & IMPROVEMENT

Discussion

A neglected appearance tends to encourage an area to run down further. A cared for appearance tends to encourage good maintenance and improvement. More maintenance and improvement will make the Keith Area a better place to live and work.

Objective

To promote the maintenance and improvement of both buildings and their curtilages and of municipal facilities including streets.

2a PROPERTY MAINTENANCE

Property maintenance has suffered in the past because residential amenity has been adversely affected by industrial uses. The threat of industry moving into the area or expanding within the area and the fear that investment in maintenance will not be recouped has tended to deter owners from spending on maintenance. Despite this, some residents have spent considerable amount of money on maintenance and improvement of appearance, e.g. brick-cleaning at the west end of Mars Avenue.

A long term residential future for the area should encourage better property maintenance. Nevertheless there are likely to be cases in the future where property is neglected and may be detrimental to the area.

Policy

a) that owners be encouraged to maintain their property at a high standard and certainly not lower than the property standards by-law requires.

b) that the property standards by-law be enforced for all structures in the area where maintenance is below standard.

c) that an 'eyesore' survey be carried out with a view to approaching the owners with a maintenance scheme to improve appearance.

2b PROPERTY MODERNIZATION

Property modernization has suffered in the past because residential amenity has been adversely affected by industrial uses. The threat of industry moving into the area or expanding within the area and the fear that investment in modernization will not be recouped has tended to deter owners from spending on modernization even though grants and loans are available. However, a number of properties in the

better areas, particularly Keith Street, have been modernized. A long term residential future for the area should encourage more property modernization. Modernization will improve living conditions for the occupants and improve visual appearance in the area.

Policy

a) that owners be encouraged to modernize their properties.

b) that residential owners be encouraged to use grants and loans available through the municipality, e.g. Ontario Home Renewal Program, to modernize their homes.

2c PROPERTY EXTENSION

Enlargement of dwellings has probably suffered in the past because residential amenity has been adversely affected by industrial uses. The threat of industry moving into the area or expanding within the area, the need for special by-law approval, and the fear that expenditure on improvement may not be recouped has probably tended to deter owners spending on enlargement.

However, some dwelling enlargement has been carried out in the past, e.g. 83-93 Cheever Street. Industrial expansion has taken place, e.g. at Boston Wire, but is severely impeded by the cost of buying up residences.

Enlargement of premises allows for new needs (or desires), without the necessity for relocation.

A long term residential future for the area should encourage more residential addition to property. The existing industrial zoning does not permit enlargement of dwellings except by permission of the Committee of Adjustment which charges a $50 fee. However, residential zoning would permit enlargement within specific limits.

Policy

a) that owners be permitted to enlarge their property except where there would be an unreasonable impact on the surrounding area.

2d NEW BUILDINGS

New buildings can revitalize an area by creating a confidence in its long term future. New buildings also provide an older neighbourhood with variety of choice for the consumer. There is little potential for development on vacant land in the Keith Area although redevelopment should be stimulated if the area is given a long term future. New buildings in a mixed use area need particular care with their design to provide good internal conditions whilst minimizing any adverse impact on theamenities of neighbouring properties.

Policy

a) that development and redevelopment be encouraged where there would be no unreasonable impact on the surrounding area.

2e STREET MAINTENANCE

The standard of street maintenance tends to correlate with the standard of maintenance of the buildings. Poor road maintenance is inconvenient, unsafe, is a pollution source and creates a rundown appearance. Improved street maintenance will help to revitalize an area.

Policy

a) that road surfacing, cleaning and snow plowing services be improved to a standard commensurate with a regenerating neighbourhood.

2f STREET RECONSTRUCTION

Street and alley reconstruction is the responsibility of the municipality where the road is assumed by them but the responsibility of the abutting owners where the road is unassumed. Some of the poorer street conditions are on the unassumed streets, e.g. Douglas Street and Burton Street. However, it is Council policy not to reconstruct these streets unless at least two-thirds of abutting owners representing at least one-half of the assessed value of abutting properties agree to pay the cost. Other streets which have been assumed by Council also require improvement. Poor street and alley condition creates a nuisance and a danger to both pedestrians and traffic.

Policy

a) that streets be reconstructed to a standard commensurate with a regenerating neighbourhood.

b) that the contribution of reconstructed streets to revitalize the area be taken into account when establishing a road reconstruction program.

c) that abutting owners be encouraged to pay for the cost of reconstruction of their streets.

3. RECREATION

Less importance was attached to recreation when the older neighbourhoods were developed and consequently the Keith Area facilities do not compare with those on the mountain. Ready accessibility to recreational facilities will enable area residents to have a more rewarding way of life.

Objective

1. that park and recreation facilities be encouraged to be developed to cater to the needs of the area.

3a Play Areas

Play is the highest expression of human development in childhood.

The Keith Area contains the grounds of the two schools, (with a creative park at Robert Land) and a play lot, converted from the vacant sites of three dwellings, at the corner of Douglas and Burton Streets. The dense nature of the built up area to the west of Wentworth Street North accentuates the general lack of open space. However, demolishing buildings is an expensive way of creating more park space, although in some cases, road allowances can be used to extend parkland. Various standards, such as one acre per 1,000 population or a parkette within 1/8 mile of every resident have been used to represent target standards but it is probably impractical to achieve these standards in the Keith Area. However, it is important to extend park facilities.

Policy

a) that the proposed extension of the park at Burton and Douglas Streets should be treated as a first priority park to be included in the Parks Acquisition Program with an appropriate sum set aside from the parks fund, so that property may be acquired as it comes onto the market.

b) that the park at Douglas and Burton be developed for a wide age range and designed in such a way that the separate activities do not interfere with one another. For example a passive area could provide an attractive area for workers in nearby factories.

c) that the Mars/Wentworth Park be developed as soon as possible.

3b ACTIVE RECREATION

Recreation 'the refreshment of strength and spirit after toil' is playing an increasingly important role in society. Recreation can also help to activate community spirit.

The Robert Land Parents' Association has been successful in providing a program of activities at their school. Other facilities are available beyond the boundaries of the Keith Area, e.g. Woodlands Park. The Central Secondary School site is proposed to be developed for a recreation centre as part of a Neighbourhood Improvement Program.

Policy

a) that the recreation facilities and programs be encouraged and developed.

3c Landscaping

Trees help to give a neighbourhood a better image. They are attractive to look at, provide shade during the summer and help purify the air.

The Keith Area, being an older neighbourhood, has many mature trees. New trees, also, have been planted, particularly along Emerald Street and Mars Avenue, although some have been vandalized.

Policy

a) that an effort be made to preserve the trees in the area, especially those which are prominent in the neighbourhood.

b) that new trees are planted and that residents be encouraged to take advantage of the city scheme to have a tree planted, free of charge, in front yards.

c) that an 'eyesore' survey be carried out with a view to approaching owners with a scheme to improve appearance by landscaping.

4 TRAFFIC

The efficient use of roadways is essential to the proper functioning of a neighbourhood. The streets in the Keith Area are narrow and have to cater for both industrial and residential traffic. Conflicts between different users have emerged.

Objective

a) that traffic problems be solved as far as possible by separation of industrial and residential roads, and by parking regulations.

4a TRAFFIC SEPARATION

Truck traffic in the Keith Area creates a danger to residents especially their children. The narrow streets and right angle turns often force trucks on to sidewalks; noise and fumes from the trucks reduces residential amenity. Truck traffic has difficulty in manoeuvering in the narrow streets, especially where restricted by parked cars.

Policy

a) industrial traffic should pass through residential areas only where this is impracticable to avoid. If industrial traffic does pass through residential areas then it should do so with the minimum impact on residents.

b) truck traffic shall be excluded from residential areas by road closures and by regulations, e.g. truck routes, which shall be rigorously enforced.

4b PARKING

Industries generally provide enough car parking space for their employees. However, it is often more convenient for an employee to park in the street closer to his place of work. Cars of workers, particularly on Mars Avenue and Shaw Street, compete with cars of residents for space. Although it would appear that preference should be given to residents' cars, it is difficult for employers to enforce where a worker parks his car. Traffic regulations have attempted to solve problems as they have arisen, but the basic conflict between worker parking and residents parking has not been solved.

Policy

a) that a thorough review of the traffic regulations in the area be undertaken with a view to rationalization.

b) that the time limits be strictly enforced to discourage car parking by workers in residential streets.

c) that workers be encouraged to park their cars in the car parks provided.

d) that, where there is competition for car parking space between workers and residents the City will consider parking permit schemes

5. ENVIRONMENTAL

The residents of the Keith Area have to contend with impure air, smell, and noise created by manufacturing. The industries close to and within the Keith Area are relatively innocuous (compared for example, to steel mills) but nevertheless an environmental problem exists. In addition, there is the threat that undesirable industries may relocate in or near the Keith Area to the detriment of the living conditions. Currie Products, tar product manufacturers, are intending to relocate on Rosemary Street very close to the residential areas in the Keith Neighbourhood.

Objective

a) that environmental conflicts be minimized through regulation and mutual co-operation of residents and industrialists.

5a NOISE

Most of the industries in the area create some measure of noise but it appears that housing on the edge o f the area suffers most from noise from the larger factories. Noise can be reduced by buffering or at source. Buffering policies are included in the land use plan but elimination of an excess of noise must be enforced by regulation.

Policy

a) that the noise standards of the Ministry of the Environment and the proposed noise by-law be strictly enforced.

5b AIR QUALITY

The air quality in the Keith area, both in terms of purity and smell does not appear to be as poor as the residential areas closer to the steel mills. However, the air quality does not compare favourably with the neighbourhoods in the newly developing areas. Although the best technology available will not eliminate all problems, air quality can be improved by adding purifying equipment to plantsand by ensuring that new plant has adequate safeguards against polluting the air.

Policy

a) that the Ministry of Environment strictly enforce their air pollution standards recognizing that the Keith area has a long term future.

6. SOCIAL

A community which is safe and rewarding to live in depends on community understanding and co-operation. Social problems occur where individuals do not follow a code of practice adopted by society. The school, church and other organizations enable the people in the area to help the community and make the Keith area a better place.

Objective

a) to encourage community activity and pride by developing existing and creating new social programs in the area.

6a School

Robert Land Public School and St. Emeric's Separate School are important for the viability of the Keith area. The area is less desirable if children have to travel long distances to another area to reach school.

The Robert Land Parents' Association sponsored by the Board of Education and operating from the school has a full program of community activities. As a result, the Robert Land School seems to be the social hub of the area.

Policy

a) that every effort should be made to retain the schools as an integral part of the Keith area.

6b CHURCH

The Keith area contains a single church, St. David's on Wentworth Street North. Although the church only serves a small denominational section of the Keith area, it does provide a useful community meeting place. A number of groups, including sectarian groups, use the church.

Policy

a) that every effort should be maintained to retain the church as an integral part of the Keith area.

6c CRIME

Incidences of glue sniffing, threatening behaviour and vandalism have been reported to the police in the Keith area although such social nuisances are not necessarily more serious than in other areas of Hamilton. Such behaviour reduces the desirability of an area. The immediate answer may lie in police protection, but the underlying problem can only be in a nurturing of civilized values both at home and through community involvement.

Policy

a) that people in the Keith area be encouraged to immediately report to the police any criminal action they may see in the area.

b) that communityinvolvement which instils communal responsibility be encouraged in the Keith area.

c) that the Robert Land Parents' Association, Block Parent Schemes and other community oriented organizations be encouraged.

7. IMPLEMENTATION

It is intended that the city adopt the Keith area plan as official policy. The policies must then be incorporated into legal documents to implement the plan. An Official Plan Amendment and by-law zoning amendment are required to make the plan work. In addition, it is important for the community to be involved in guiding and implementing the plan.

Objective

a) that the plan be controlled through the Official Plan and zoning by-law with full participation by the general public.

7a OFFICIAL PLAN

The Official Plan represents provincially approved Council Policy on the long term future of an area. The Official Plan designates the Keith area for industry. An Official Plan Amendment to change this policy needs to be submitted to the Ministry of Housing for approval. Any objector may refer the matter to the Ontario Municipal Board for a hearing and decision.

Policy

a) that Council adopt the necessary Official Plan Amendment for submission to the Ministry of Housing.

7b ZONING BY-LAW

The zoning by-law represents Council policy on what can be developed in an area. Normally zoning reflects the policies of the Official Plan.

The Keith area is zoned 'K' industrial. A change of zoning is needed to change Council policy. Zoning by-laws can only be approved if they conform to the intent of the Official Plan. Clearly a residential zoning could not be passed if the Official Plan designated an area industrial. The zoning by-law requires approval from the Ontario Municipal Board. Any objector may ask for a hearing prior to the Ontario Municipal Board making a decision.

Policy

a) that a zoning by-law be passed by Council and submitted to the Ontario Municipal Board for approval.

7c COMMUNITY PARTICIPATION

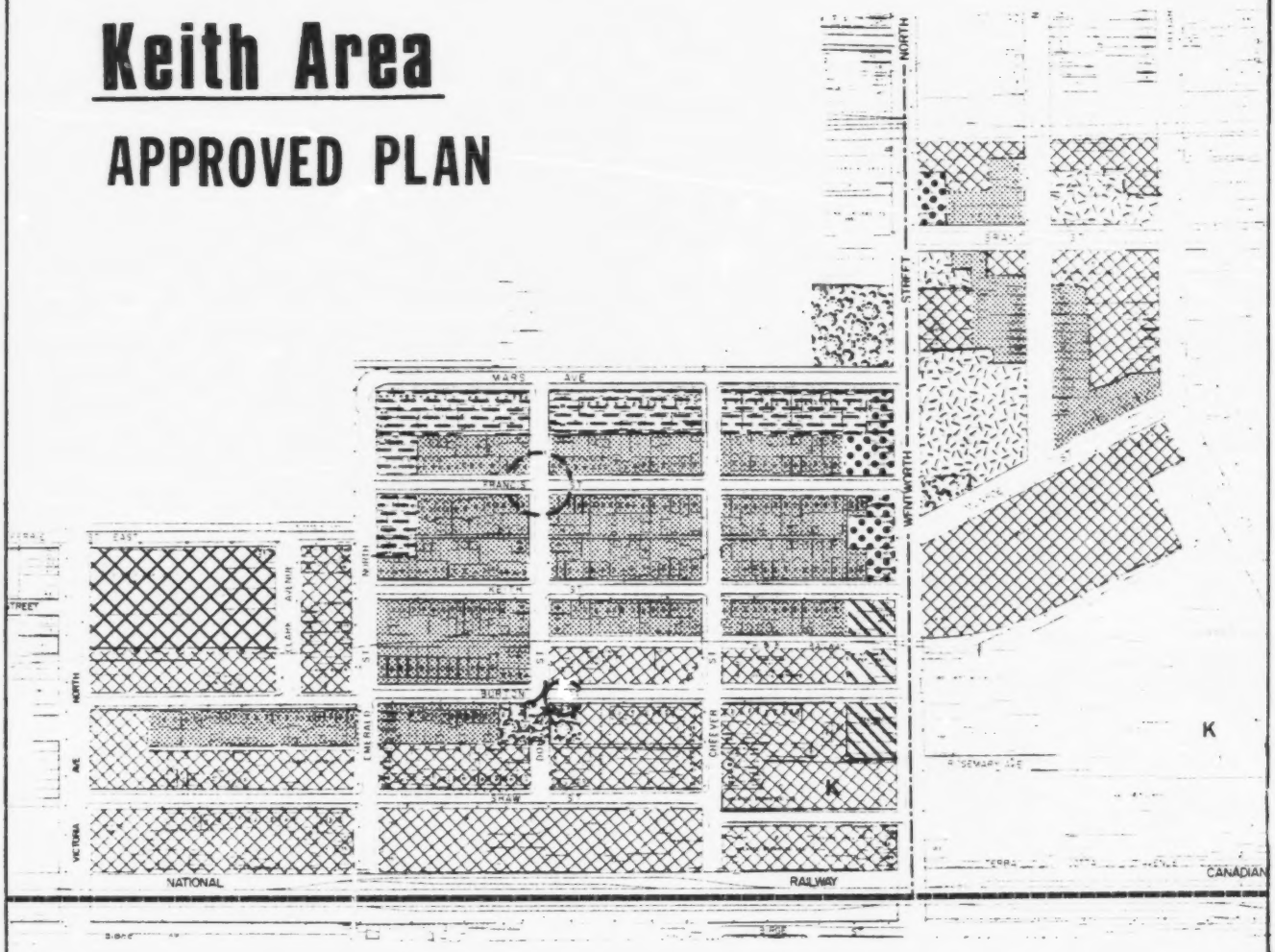
The community through the Neighbourhood Committee and Planning Department has taken an active interest in preparing a neighbourhood plan. The plan stands a better chance of being implemented when the community sustains an interest.

Policy

a) that the Neighbourhood Committee be succeeded by a committee, possibly related to the Robert Land Parents' Association to follow up on policies of the Keith area plan, e.g. 'eyesore' survey, to act as a review body for any development propsals and an information medium for people in the area.

Keith Area

APPROVED PLAN



APPROVALS

PLANNING & DEVELOPMENT COMMITTEE: September 27, 1978. COUNCIL: October 10, 1978

RESIDENTIAL

RESTRICTED RESIDENTIAL

INSTITUTIONAL

COMMERCIAL

COMMERCIAL AREA

MIXED COMMERCIAL/RESTRICTED RESIDENTIAL

INDUSTRIAL

RESTRICTED INDUSTRIAL

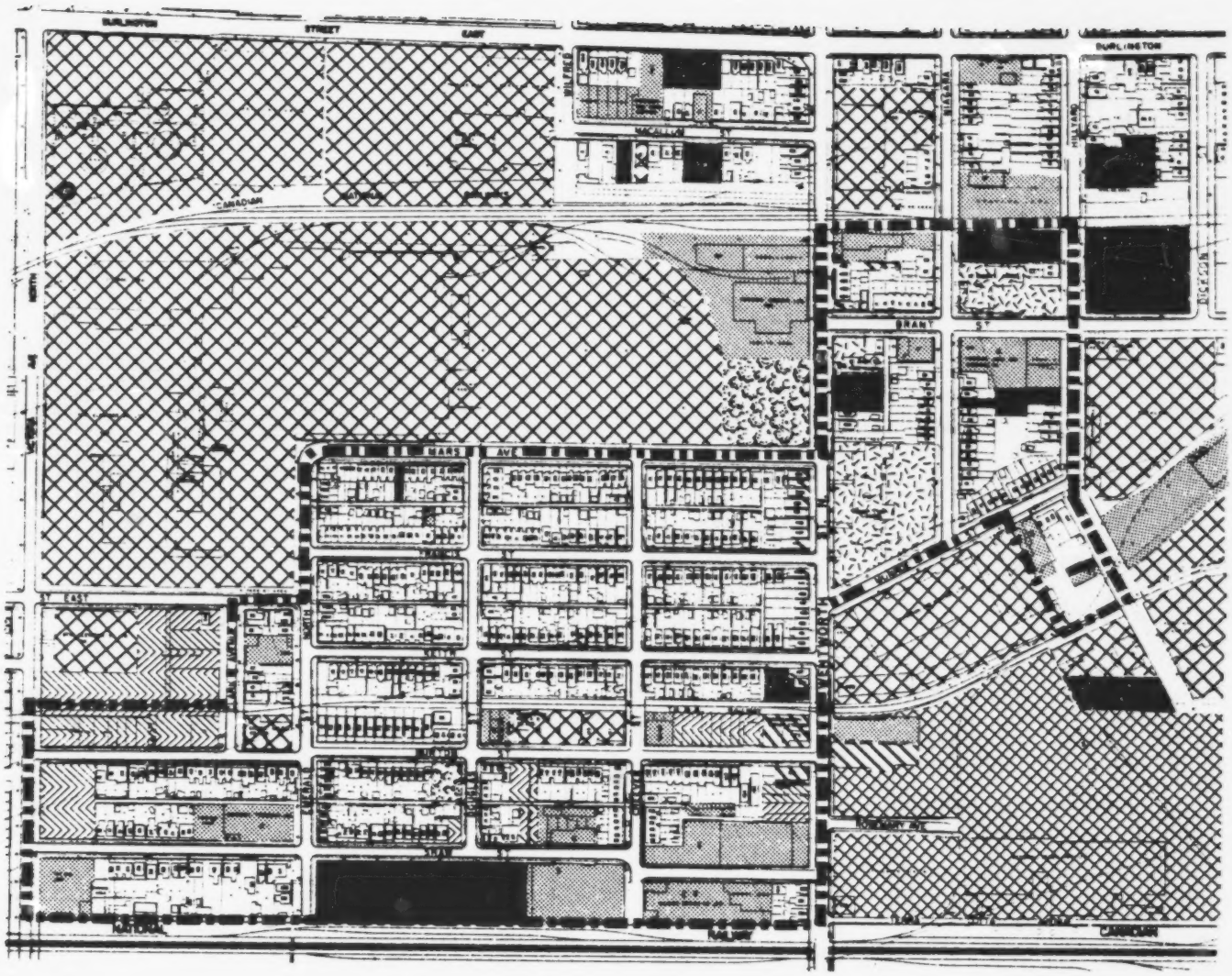
PARK AREA

N.B.: UNDESIRABLE INDUSTRIES TO BE AT A DISTANCE OF 1/4 MILE FROM RESIDENTIAL DESIGNATIONS.

200 0 400

100 200

OCT/78



Legend

- Residential
- Commercial
- Park & Recreational
- Civic & Institutional
- Parking
- Segregated Industrial*
- Heavy Industrial
- Light Industrial
- Prestige Industrial
- Neighbourhood Boundary

*Industrial uses with greatest impact on living conditions

KEITH NEIGHBOURHOOD EXISTING LAND USE

APPENDIX C

HELP PLAN YOUR AREA

Household Questionnaire

APPENDIX D

The City of Hamilton is studying an area between Wellington Street and Parkdale Avenue, north of the C.N. tracks. An important part of the study is to find out how residents feel about their neighbourhood.

All the study area is presently proposed for industrial use (the Official Plan designates the land for industry). However, it is felt that some of the areas may be more suitable for housing and other uses in the long run.

It would be very helpful if you could answer the following questions. Your replies will be kept confidential

1. ADDRESS.....

.....

2. I have lived in the neighbourhood for..... years.

3. The tenure of my home is (please ✓ appropriate box)

Owner Occupied ☐ Rented from a landlord ☐

4. The things I LIKE most about my neighbourhood are (please ✓ appropriate boxes)

a) affordable housing ☐

b) short distance to work ☐

c) near schools ☐

d) near shops ☐

e) accessible to downtown ☐

f) friendly neighbours ☐

Any others (please list).

continued »

APPENDIX D

5. The things I DISLIKE most about my neighbourhood are (please ✓ appropriate boxes)

a) not enough open space ☐

b) poor road maintenance ☐

c) car and truck traffic ☐

d) noise ☐

e) bad smells ☐

f) dust and dirt ☐

Any others (please list)

6. I wish to continue to live in my neighbourhood for the foreseeable future (please ✓ appropriate box)

Yes ☐ No ☐

If NO please answer the following:

a) I wish to leave because

b) I feel my neighbourhood should: (please appropriate box)

remain for housing ☐

be given over to industry ☐

7. Any other comments

Thank you for your co-operation. Please return your replies in the prepaid addressed envelope within one week. For any assistance, call David Godley at the Planning Department, 526-4278.

APPENDIX E

Table 1

SURVEY RESULTS BY ENCLAVE

NAME OF ENCLAVE	NUMBER OF DWELLINGS **	NUMBER OF OCCUPIED DWELLINGS *	PERCENTAGE OF OWNER/OCCUPIERS *	PERCENTAGE OF RENTERS *	AVERAGE LENGTH OF STAY	QUESTIONNAIRES RETURNED	WISH TO STAY	WISH TO LEAVE	UNDECIDED,	FACTORS LIKED (% age indicating:) AFFORDABLE HOUSING	SHORT DISTANCE TO WORK	NEAR SCHOOLS	NEAR STORES	ACCESSIBLE TO C.B.D.	FRIENDLY NEIGHBOURS	OTHER	FACTORS DISLIKED (% age indicating:) NOT ENOUGH OPEN SPACE	POOR ROAD MAINTENANCE	CAR/TRUCK TRAFFIC	NOISE	BAD SMELLS	DUST AND DIRT	OTHERS
			%	%	YR	%	%	%	%														
Alpha	160	137	67	33	20	35	25	75	-	55	47	43	18	46	52	7	57	54	81	83	84	92	46
Beatty	24	24	95	5	20	46	63	27	-	86	86	71	100	86	100	14	--	14	43	71	71	86	14
Biggar	18	16	85	15	24	50	38	62	-	83	67	50	83	33	50	17	17	50	100	83	67	83	17
Keith	462	434	80	20	19	38	69	31	-	75	47	58	41	53	63	9	45	72	57	57	57	79	36
Land	250	239	78	22	19	53	51	49	-	68	46	54	19	60	60	8	33	62	70	62	73	86	21
Leeds	32	29	62	38	36	34	70	30	-	67	33.	22	33	67	78	--	33	56	44	78	78	100	22
McAnulty	366	350	85	15	17	65	74	23	3	80	59	58	86	62	75	13	27	49	56	58	67	74	17
Munroe	66	60	87	13	24	47	68	32	-	87	74	74	44	52	65	9	52	22	57	39	57	65	22
Rowanwood	369	342	81	19	19	50	47	50	3	81	53	49	67	55	54	10	51	43	69	71	81	88	33
Stapleton N.	21	20	85	15	23	50	50	50	-	45	33	11	22	33	33	--	22	56	89	89	78	78	56
TOTAL	1768	1651	80	20	22	49	59	39	2	77	55	55	56	59	67	11	39	53	63	63	69	81	27

** From Field Survey and Land Use Maps
* From 1977 Assessment List

CREIGHTON NEIGHBOURHOOD PLAN
HOUSEHOLD SURVEY

APPENDIX F

The Town of Dundas is preparing a plan for your area. Information you provide will be kept confidential and will assist us in the planning for Creighton Neighbourhood.

Please check the appropriate item or give your answer in the space provided. If you have any questions, please call Steve Miazga at 526-4160.

Please complete both sides.

1 I have been living at this location for _____ years.

2 The head of the household is:

a) not working _____
b) working in Hamilton _____
c) working in Dundas _____
d) working elsewhere _____

3 The head of the household gets to work by:

a) walking _____
b) riding a bicycle _____
c) taking a bus _____
d) driving in own car or truck _____
e) in another person's car or truck _____

4 At home we mostly speak:

English _____
French _____
German _____
Italian _____
Ukranian _____
Polish _____
Dutch _____
Portugese _____
Other (Please Specify) _____

5 We own _____ (number) cars and trucks.

6 Our neighbourhood is a good place to live because_____

_____

_____

7 We have the following problems in our neighbourhood.

	Major Problem	Minor Problem	No Problem
i. Traffic Congestion	_____	_____	_____
ii. Lack of Parking	_____	_____	_____
iii. Industrial Traffic in Neighbourhood	_____	_____	_____
iv. Property Condition	_____	_____	_____
v. Road and Sidewalk Condition	_____	_____	_____

continued over.....

		Major Problem	Minor Problem	No Problem
vi.	Pollution - Air (Smells)	_____	_____	_____
	Noise	_____	_____	_____
	Litter	_____	_____	_____
	Dust & Dirt	_____	_____	_____
vii.	Lack of a Corner Store or other Commercial Uses	_____	_____	_____
viii.	Crime and Vandalism	_____	_____	_____
ix.	Others (Please Specify)	_____	_____	_____

8 We think there is enough _____ parkland in the Neighbourhood.
not enough _____

9 We think the following recreational facilities should be provided in our neighbourhood:

Sports Fields	_____	Sitting Areas with Benches	_____
Swimming Pool	_____	More Playground Equipment	_____
Wading Pool	_____	Bicycle Pathways and Walkways	_____
Tennis Courts	_____	Outdoor Skating Rink	_____
		Other (Please Specify)	_____

10 We feel the following matters should be considered in the future planning of our area_____

_____

_____

11 I would like to serve____not serve____ on a Citizens' Committee to assist in planning for the future of our Neighbourhood.

Please return within one week.

thank you.

APPENDIX G

Neighbourhood Meetings

Date	Main Topic
October, 1977	• Introduction to Neighbourhood Plans • Neighbourhood Plan Process • Results of Surveys
November 1977	• Engineering Matters (Regional and City Engineering Departments)
November 1977	• Traffic Matters (City Traffic Department)
December 1977	• Parks and Recreation Matters (Parks Department)
January 1978	• Vandalism (Hamilton-Wentworth Regional Police)
February 1978	• Additional Planning Surveys • 9 Land Use Alternatives
February 1978	• Air and Noise Pollution (Ministry of the Environment)
March 1978	• 3 Land Use Alternatives • Recommended Plan
April 1978	• Fire Prevention • Building Regulations (Fire Department & Building Department)

APPENDIX H

Keith Newsletters

Date	Contents
July 1977	• Map showing the Keith Area • Proposed Plan Preparation • Request for volunteers for the Neighbourhood Committee
November 1977	• Map showing the Keith Area • List of Committee Members • Request for more volunteers for Neighbourhood Committee • Neighbourhood Plan Process
March 1978	• Map of the Keith Area • Status of Plan Preparation • General news and information
May 1978	• Notice of Public Meeting • Proposed Plan for Discussion
October 1978	• Council approved Plan • How the Plan affects the Neighbourhood
May 1979	• Council approved Plan • Status of Zoning
June 1980	• New Zoning • General news and information

URBAN DOCUMENTATION CENTRE
RESEARCH UNIT FOR URBAN STUDIES
McMASTER UNIVERSITY
HAMILTON, ONTARIO

APPENDIX I

NEWSsheet 4

MAY 1978

PUBLIC MEETING

Meet the Politicians and Planners

WEDNESDAY, JUNE 7

Help us to help you

ROBERT LAND SCHOOL

Wentworth Street North
at 7:30 p.m.

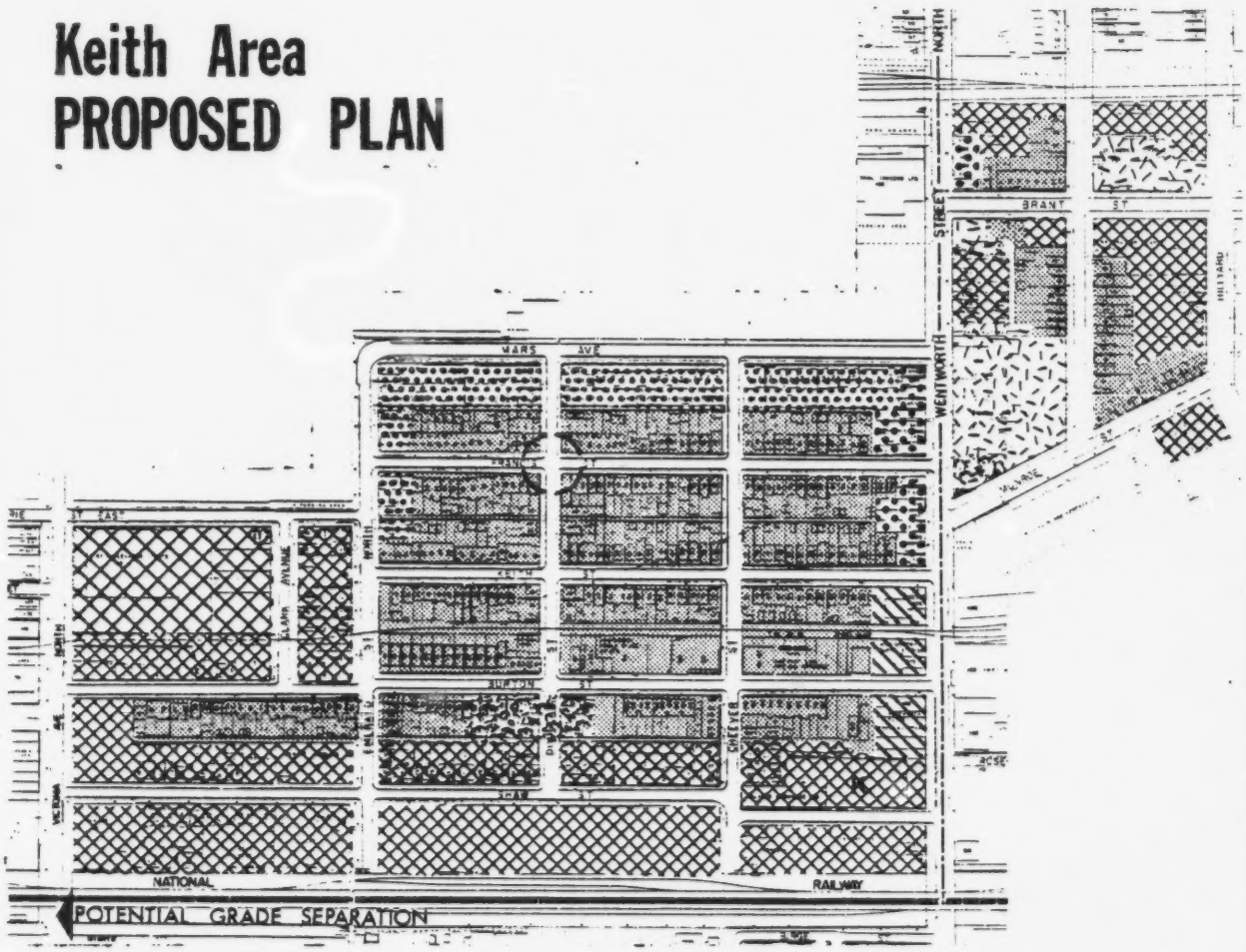
The meeting is called by the Planning & Development Committee to discuss the plan (on the reverse) which was prepared by a committee drawn from the Keith area. Written submissions on the plan will be invited at the meeting — or if you are unable to attend send in your comments now.

The result of this meeting may vitally affect you. Everybody welcome.

Full details David Godley 526-4278
Planning Department
7th Floor City Hall

APPENDIX I

Keith Area
PROPOSED PLAN



RESIDENTIAL

RESTRICTED RESIDENTIAL

INSTITUTIONAL

COMMERCIAL

COMMERCIAL AREA

MIXED COMMERCIAL/RESTRICTED RESIDENTIAL

INDUSTRIAL

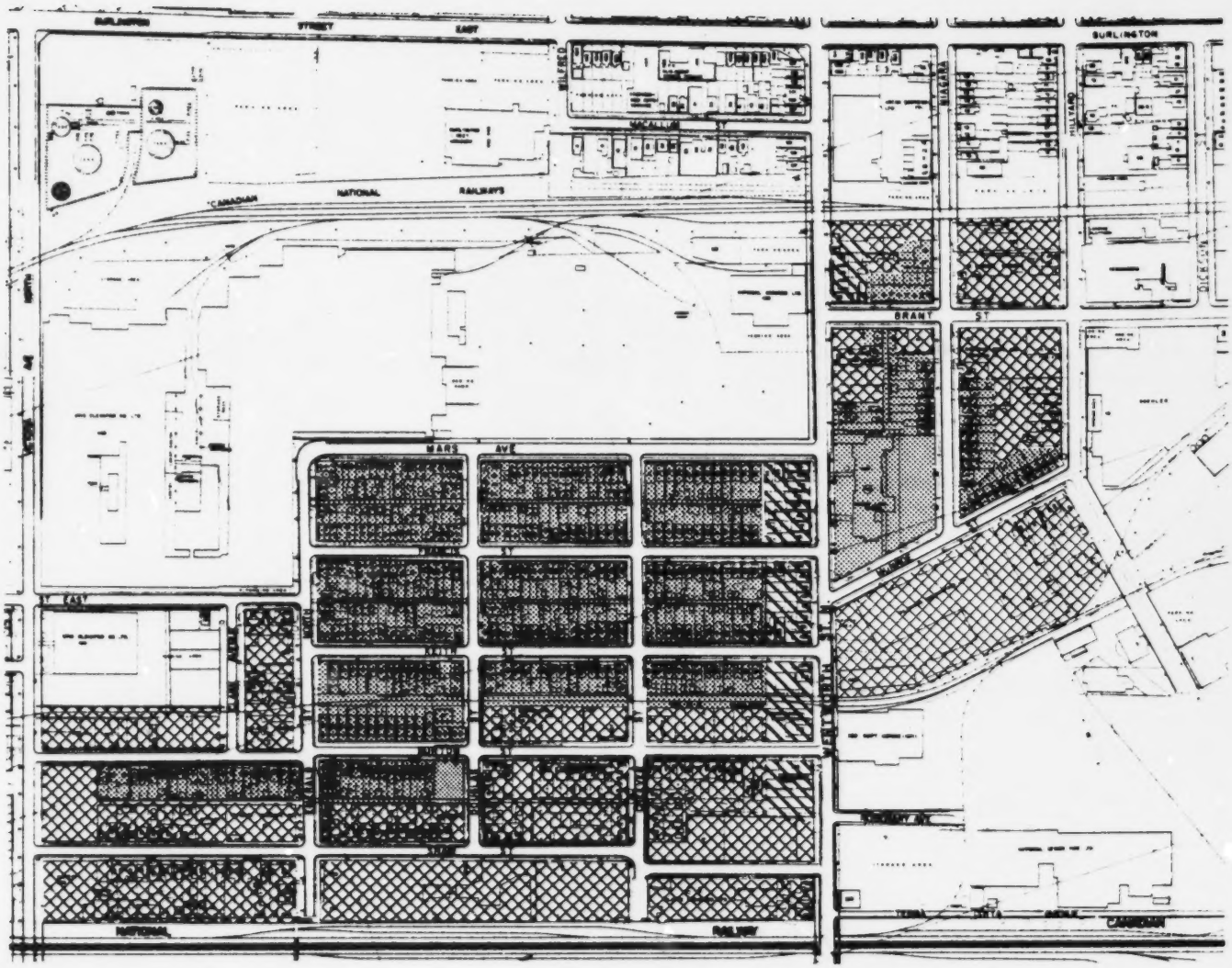
RESTRICTED INDUSTRIAL

PARK AREA

N.B. Undesirable industries to be at a distance from residential designations

200 0 400
100 200

may / 78



Legend

Residential

Commercial

Light Industrial

Park & Recreational

N

OFFICIAL PLAN FOR THE KEITH NEIGHBOURHOOD

APPENDIX J

APPENDIX K

Keith Neighbourhood
Neighbourhood Plan Flow Chart

Date	Event	Comments
April 1977	Questionnaire Mailout	Planning Department circulate and analyse Questionnaire
July 1977	Neighbourhood Plan Authorised	Planning and Development C'ttee accept recommendations of 'Review of Residential Enclaves'.
October 1977 April 1978	Neighbourhood Committee Meets	20 members, 9 meetings. Plan prepared with politicians and planners.
April 1978	Public Meeting Authorised	Planning and Development C'ttee accept proposed plan.
June 1978	Public Meetings	250 people attend. Submissions invited.
August 1978	Review Of Neighbourhood Plan	Submissions and comments of Agencies reviewed by Planning Department.
September 1978	Submissions Heard Neighbourhood Plan Recommended for Approval	Planning and Development C'ttee review plan and 26 submissions including 8 objections
October 1978	Council Adopts Neighbourhood Plan	Neighbourhood Plan becomes Council policy.

APPENDIX L

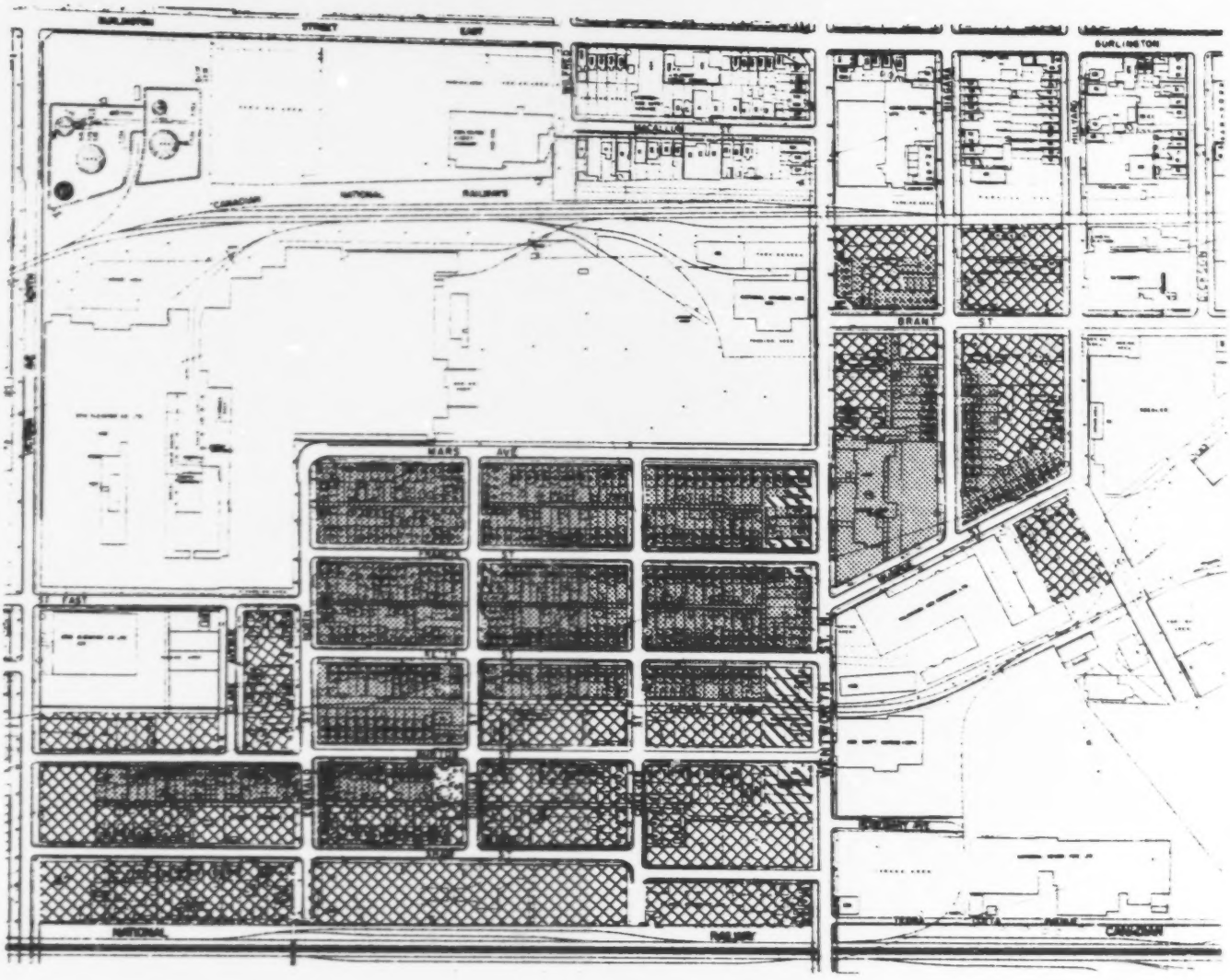
Keith Neighbourhood Plan
Official Plan Flow Chart

Date	Event	Comments
October 1978	Official Plan Amendment Recommended	Planning and Development C'ttee accept Planning Department Recommendation.
November 1978	Resolution to prepare by-law to adopt Official Plan Amendment	Council Meeting
January 1979	By-law to adopt Official Plan Amendment passed	Council Meeting
March 1979	Official Plan Amendment submitted to Ministry of Housing	Clerk's Department Submit
April 1979	Circulation of Official Plan	Ministry of Housing send Official Plan Amendment to Provincial and Local Agencies.
September 1979	Provincial Comments on Official Plan Amendment	Ministry of Environment and Ministry of Industry & Tourism objections resolved by Planning Department.
October 1979	Modification to Official Plan Amendment Recommended	Planning and Development C'ttee accept Planning Department Recommendations
November 1979	Modification to Official Plan Amendment Adopted	Council Meeting
January 1980	Approval of Official Plan Amendment	No objections. Ministry of Housing sign Official Plan.

APPENDIX M

Keith Neighbourhood Plan
Zoning Flow Chart

Date	Event	Comments
October 1978	Zoning By-law recommended	Planning and Development recommend adoption of by-law.
November 1978	Resolution to prepare Zoning By-law	Council Meeting
January 1979	By-law adopted	Council Meeting
February 1979	By-law circulated	To area affected and within 400 feet.
March 1979	By-law referred back	21 objections received. Council asks for Planning and Development Committee Review.
April 1979	Revised By-law Recommended	Planning and Development C'ttee recommend revised by-law. Repeat process of adoption and circulation.
September 1979	Objections to by-law	3 objections
January 1980	O.M.B. Hearings	2 objectors
February 1980	O.M.B. approve by-law	No appeal to Cabinet



Legend

Residential*

Commercial

Industrial

Park & Recreational

N

* Special orientation and construction requirements for new housing abutting heavy industrial zoning and Wentworth St. North.

THE NEW ZONING IN THE KEITH NEIGHBOURHOOD

APPENDIX N